Karen Johnson Davidson County
Batch# 1379275 DEEDQC
02/11/2026 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010854

RECORD AND RETURN TO:
Michelle Hathaway and Jeffrey L. Hathaway
520 Freda Villa
Madison, TN 37115

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of Feb, 2026. NOTARY PUBLIC My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michelle Hathaway and Jeffrey L. Hathaway 520 Freda Villa, Madison, TN 37115

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Hathaway and Jeffrey L. Hathaway 520 Freda Villa Madison, TN 37115	Same as Address of New Owner	051-11-0-016

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Michelle Hathaway, an unmarried woman** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Michelle Hathaway and Jeffrey L. Hathaway, joint tenants with rights of survivorship** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 94 on the plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at an iren pin in the northerly margin of Freda Villa being the common corner of Lots 94 and 95 on said plan; thence in a northwesterly direction with said margin of said road, a distance of 164.8 feet to a concrete monument; thence continuing in a northwesterly direction with the margin of said road around a curve a distance of 43.0 feet to a concrete monument in the easterly margin of Saunders Drive; thence north 44 degrees 18' east with said margin of said road a distance of 240.5 feet to a concrete monument ; thence south 45 degrees 42' east a distance of 160 feet to an iron pin, being the common corner of Lots 94 and 95; thence in a southwesterly direction along the dividing line between said two lots, 238.6 feet to point of beginning.

Being the same property conveyed to Michelle Hathaway, an unmarried woman by Warranty Deed from Eric Gunther, an unmarried person, dated April 30, 2010, recorded May 3, 2010 in Instrument No. 20100503-0033428, said Register's Office.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 2 day of Feb, 2026.

Grantor Michelle Hathaway

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Michelle Hathaway**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 02nd day of February, 2026.

Judy C Magill
Notary Public

Judy C Magill
Printed Notary Name

My commission expires: May 03, 2027

JUDY C MAGILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/2/26 (date of document).

Jennifer Pennell

2/11/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this February 11, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal